

## Future Residential Development Areas

### Existing Residential Development Patterns

Presently within the Southwest Planning Area, there are two predominant residential development patterns, the suburban-style and the traditional, long-lot patterns. The suburban-style subdivisions are characterized by their uniform lot sizes, curvilinear and/or cul-de-sac street configurations, restricted access and single-use residential profile. The traditional patterns are notably different. The lots tend to be much greater in depth proportionally than in width, they are positioned in a strong north/south orientation, they often contain a myriad of uses ranging from residential to agricultural to live-work, and in later forms, have further subdivided to take on an east/west pattern. The earlier patterns were derived in accordance with the need for access to water and location to roads. As families continued to expand, the lands were further subdivided longitudinally, forming the north/south, long-lot configurations. In later years, as there was lesser dependence on surface water from the rivers and acequias, the long lots then began to subdivide laterally, creating the east/west patterns. Both of these traditional patterns are referred to as the Agua Fria development models.

### New Neighborhood Unit Areas

The new neighborhood unit areas [Exhibit 3.1.1] will introduce a third residential development pattern to the Southwest Planning Area. The new neighborhood unit, as described in the *Final Report*, represents a development guideline for new residential development.<sup>1</sup> The following provides an overview of these guidelines:

The *new neighborhoods are intended to be walkable*—they should have a strong pedestrian orientation both in street design and connections. Formal sidewalks and/or informal walking paths should be integrated into any street design based on street width, location and desired setting.

*The new neighborhoods should be connected within itself and to other future and existing neighborhoods.* There should be a stronger north-south emphasis on connectivity (Exhibit 3.1.2). These are intended to create long vistas that will frame and define the neighborhood. They should incorporate

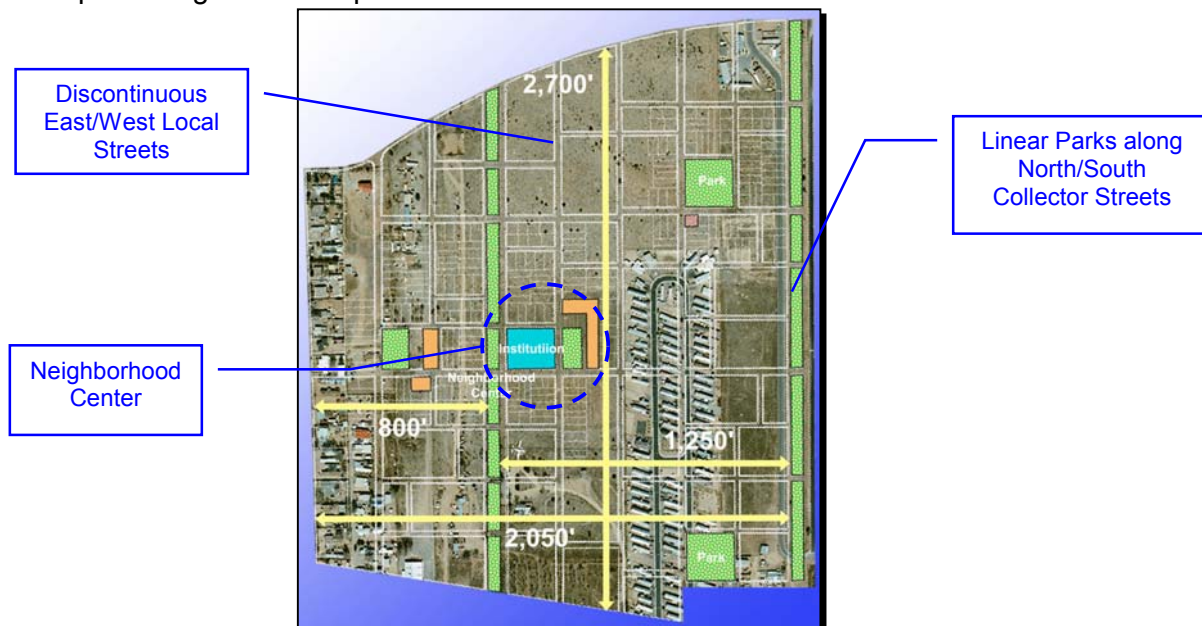


Exhibit 3.1.1. Schematic of a  
New Neighborhood Unit

<sup>1</sup> As with all of the neighborhood pattern models, the intent is to translate these development guidelines into development standards and applied as zoning overlays within the designated new neighborhood pattern areas.

traffic calming measures to ensure pedestrian safety. East-west connections are intended to be narrower and laid out in a discontinuous, broken pattern in order to discourage cut-through traffic.

*New neighborhoods should contain a neighborhood core or center.* What constitutes that core or center would be largely dependent on the size of the new neighborhood.<sup>2</sup> These should include, at a minimum, some type of active public space, most notably a developed park or public plaza. Some type of institutional or civic use, such as a church, library, post office or school, is also strongly encouraged where appropriate. Additional parks and open space should be required based on some percentage of developable area.<sup>3</sup>



*Exhibit 3.1.2. Concept Overlay of a New Neighborhood with Suggested Design Elements*

*New neighborhoods should contain a variety of lot sizes and building styles to promote economic diversity, affordability and an inclusive community.* Lot sizes should range between 3,000 to 5,000 square feet<sup>4</sup> where larger lots would be considered in order to achieve desired densities. Blocks sizes should also vary in order to weave new development into the surrounding urban fabric. Building styles should also vary to promote affordability, allow for people of diverse incomes and encourage the continued practice of owner-built structures.

Finally, *new neighborhoods should be connected to adjacent commercial areas (or within easy walking or driving distance (see Corridor Development Areas)).* They should also be joined to commercial through intermediate scaled buildings and

<sup>2</sup> There is a recognized sustainable population threshold necessary in order to ensure viability of certain uses, particularly neighborhood retail. This is why what constitutes a neighborhood is partly defined by the size and density of the neighborhood.

<sup>3</sup> The recently adopted City of Santa Fe Parks, Open Space Trails, and Recreation Master Plan suggests fifteen acres of dedicated parks per 1000 persons. There are also general breakdowns by park type within those fifteen acres.

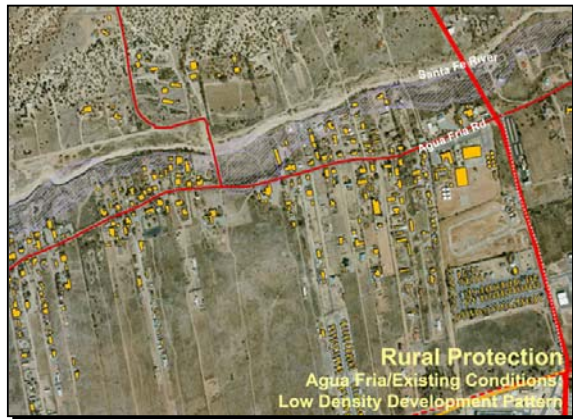
<sup>4</sup> See Chapter 2, Section 3, Southcentral Neighborhood Plan Area for expressed exceptions.

transitional uses (see Transitional Development Areas) such as live/work units or other intermediary uses.

### Agua Fria Development Models

As described previously, the Agua Fria Models are derivations of the same urban form. Both forms are common in the Southwest Plan Area as well as in other parts of Santa Fe. Many of these original forms remain intact today, and are the predominate feature in several of the neighborhood planning areas. These forms continue to reflect Santa Fe's rich cultural heritage. These original development patterns are what make Santa Fe truly unique and should be recognized as a resource that should be valued and preserved.<sup>5</sup>

The original form is the traditional, long-lot pattern commonly found along Santa Fe waterways and acequias. Over time, the practice of longitudinal lot division began to decrease (often when the lots became so narrow that they could no longer be split in length) and was gradually replaced by the lateral lot division. Lateral lot splits occurred either slowly through generations of family land transfer or at one time for the purpose of selling off the land<sup>6</sup>. Several of the single-road subdivisions within the Southwest Area are demonstrations of the latter practice. Both the north/south, longitudinal patterns and the east/west lateral patterns are common throughout the Southwest Planning Area. The primary difference between the two is that the original patterns retain much of their rural character and density, the later patterns favor greater urban densities.



*Agua Fria  
Development Model*

For areas where the patterns remain intact and where the practice of lot splits through family transfer continue, the Agua Fria development models should be encouraged and protected. Within the neighborhood plans, there was a direct acknowledgement of these existing patterns--they were often designated as Agua Fria Model Areas as recognition of the continuing patterns. Along the Santa Fe River, areas designated as rural protection areas (see following section on Rural Protection Areas) are intended to specifically encourage the continuation of these patterns in their original forms. The intent and clear purpose is to protect the integrity

<sup>5</sup> This is Principle 9 in the *Final Report*.

<sup>6</sup> Even though the subdivision of land may have occurred at once or in several stages, the development of the lots was often over a longer period of time. The lots were often seller-financed, whereby the houses were built by the owner as funds were available. Owner-built structures are common in the Southwest Area because of these land transfer practices. Most recently, manufactured housing has begun to replace the practice of owner-built structures within the area.

of the Agua Fria area and see that those forms are not overcome by increasing development pressure.<sup>7</sup>

---

<sup>7</sup> The one exception here is south of Rufina Street to Cerrillos Road. There has been a long-standing debate over appropriate development of the area. The primary difference for this area is that much of the lands south of Rufina Street are vacant lands. Extension of Rufina Street has also created a clear boundary transition between the Village and the Cerrillos Road corridor development. Treatment of this area is covered under the Cerrillos Road Corridor Plan Area.